

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, MAY 12, 2025 – 7:00 PM**  
**ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM**  
**2323 JOSLYN RD.**  
**LAKE ORION, MICHIGAN 48360**

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

A. 4-14-2025 ZBA Meeting Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

A. **AB-2025-09, Rushitkumar Bhimani, 1382 Goldeneye Ln, 09-25-401-024**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned SC

1. A 9.63-ft. rear yard setback variance, from the required 35-ft., for a proposed sunroom to be 25.37-ft. from the rear property line.

B. **AB-2025-10, Julie Muench, 745 Indianwood Rd, 09-03-253-002**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-3

Article XXVII, Section 27.17(B)

1. A 10-ft. wetland setback variance, from the required 25-ft., for a proposed home addition to be 15-ft. from a wetland.

C. **AB-2025-11, Daniel & Tamara Aleksynas, 75 N Baldwin, 09-06-451-024**

The Petitioner is seeking 4 variances from Zoning Ordinance #78 – Zoned SE

Article V, Section 5.04

1. A 10-ft. side yard setback variance, from the required 20-ft., for an above-ground pool to be 10-ft. from a side property line (northwest).

Article XXVII, Section 27.02(A)(8)

2. A 1,385-sq. ft. variance, above the allowed Maximum Floor Area of All Detached Accessory Buildings of 1,400-sq. ft., to add an 861-sq. ft. above-ground pool and a 1,924-sq. ft. pole barn.
3. A 1,613-sq. ft. variance, above the allowed Maximum Floor Area of All Accessory Buildings of 1,900-sq. ft., to add an 861-sq. ft. above-ground pool and a 1,924-sq. ft. pole barn, in addition to an existing 728-sq. ft. attached garage.

Article XXVII, Section 27.17(B)

4. A 22-ft. wetland setback variance from the required 25-ft. for an above-ground pool to be 3-ft. from a wetland.

D. **AB-2025-12, Matthew Follis, 618 Stoney Pointe, 09-12-426-019**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned R-1  
Article VI, Section 6.04

1. A 2.9-ft. rear yard setback variance, from the required 35-ft., for a roof extension to be 32.1-ft. from the rear property line.

E. **AB-2025-13, David Spencer, GM Offsite Haulaway Yard, located on the SW corner of Lapeer & Silverbell Roads, 09-35-100-019**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 – Zoned IP  
Article XXVII, Section 27.05 (A)(6)(a&b)

1. A variance from the required parking lot landscaping.

F. **AB-2025-08, Jeffrey Kirby, 436 Indian Lake Ct, 09-01-101-021**

The Petitioner is seeking 1 variance from Zoning Ordinance #78 - Zoned SR  
Article V, Section 5.04

3. An 18-ft. side yard setback variance, from the required 20-ft., for a pole barn to be 2-ft. from the property line to the west.

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS/EDUCATION**

**8. COMMITTEE REPORTS**

**9. MEMBER COMMENTS**

**10. ADJOURNMENT**

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In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.  
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